

COVENANT DELIBERATIONS

- 1 The Task Force has long recognised the likely need to consider promoting modification of the covenant to allow flexibility.
- 2 The Task Force considered the “shape” of a prospective modification of the covenant mindful of concerns not to give scope for mis-use or abuse of the intended aspirations for community led activities. e.g the collective requirement not to permit future use as a public house was recognised.
- 3 It was also decided that should the charitable management organisation running the facility fail it should not be enabled to transfer its interest other than to a body with similar objectives – nor should the council be able to invite alternative interest – from more commercial users. The remedy for this would be the grant of a long leasehold interest to the charitable trust with restricted user provisions to those of the covenant. Similarly the disposal of buildings in the yard to be on a long leasehold basis.
- 4 Several drafts of the modification evolved and was considered by Task Force representatives confirming the positive and co-operative spirit with which the Council has sought to progress.
- 5 Fact sheets, public speaking events, consultations at exhibitions and the Open House days and committee/cabinet references as well as web site information (currently over 20,000 hits have been received on the site since September 2005) highlights the effort made by the Council to support the Task Force approach.
- 6 Email discussions with the grandson of Reginald Powys Lybbe who formerly owned the House and introduced the covenant have not identified issues with the proposed modification of the covenant.